

// A special meeting of the Council of the City of Lynchburg, recessed from April 12, was held on the 26th day of April, 2005, at 1:00 P.M., Second Floor Training Room, City Hall, Carl B. Hutcherson, Jr., President, presiding. The purpose of the meeting was to conduct a work session regarding several items. The following Members were present:

Present: Dodson, Foster, Gillette, Helgeson, Johnson, Seiffert, Hutcherson

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Absent:

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// Administrative and Grants Coordinator Melva Walker presented a brief overview regarding the 2005-2010 Community Development Block Grant (CDBG) Consolidated Plan. Ms. Walker explained that the Plan is designed to guide the City for the next five years through the CDBG and HOME Program annual allocation of funds and monitoring in addition to reflecting how the City will strive to meet the housing and non-housing needs of the low and low-to-moderate income persons. Ms. Walker went on to say that she is seeking feedback from City Council regarding the Plan, which is scheduled for approval by City Council at the May 10 meeting. Council Member Seiffert asked that some of the language in the Plan be rewritten to reflect that City Council supports homeownership and the rehabilitation of existing structures for rental units for low income persons, but not the development of new, free-standing low income rental housing projects. Mr. Seiffert also asked that the language on page 13 in the Plan regarding the waiving of utility fees be rewritten to reflect the current practice being followed by the City. City Manager Kimball Payne mentioned that the Plan would only apply to certain census tracts in the City, and advised that staff would revise the Plan to incorporate the above comments prior to the May 10 meeting.

// City Manager Kimball Payne provided an overview regarding the need for new parking structures in the downtown area. Mr. Payne stated that concerns regarding parking in the central business district ("downtown") are longstanding, and that the Lynchburg Downtown Study, a special report providing background for the 1990 update of the Lynchburg General Plan, documented discussions going back to 1934. Mr. Payne went on to say that the study also made certain recommendations regarding the provision of parking, including calling for the construction of new parking structures, and that more recently, the Lynchburg Downtown and Riverfront Plan (the "Sasaki Plan") provided an updated analysis of parking downtown and recommended a number of potential sites for new parking structures. Mr. Payne delineated a few of the points identified at a recent meeting with owners/representatives of the major downtown buildings regarding the need for more parking in the downtown area, and noted that at the conclusion of the meeting there was consensus that guarantees could be obtained for the lease of 400 new structured parking spaces at a rent of at least \$50/month, the minimum monthly space rental required to amortize the cost of a new structure. Several of the owners/representatives of the major downtown buildings present at the work session expressed support for a public/private partnership to address the need for additional parking in the downtown area. Mr. Payne outlined three criteria that would be followed in the exploration of additional parking for the downtown area, i.e., revenue from monthly rentals would cover debt service and operating costs, no buildings would be demolished to make room for a parking structure, and retail space would be provided on the street level of new parking structures. City Council

discussed various ideas including the possibility of reinstating the Parking Authority, which was established in 1994 to develop plans for and to coordinate the development and use of off-street publicly owned parking facilities. Mr. Payne also noted that in addition to the Industrial Development Authority, the Parking Authority does have the ability to issue revenue bonds. City Council also asked that the study look at the possibility of adding more than the 400 new parking spaces to address future growth in the downtown area. Following discussion, City Council reached consensus to allow the City Manager to pursue the development of new parking structures in the downtown area, and that reinstatement of the Parking Authority be scheduled for discussion at the May work session.

// City Manager Kimball Payne along with City Attorney Walter Erwin provided a briefing regarding an initiative to change the date of the City Council election from May to November and to provide for direct election of the Lynchburg School Board. Mr. Erwin explained that two draft petitions seeking referenda for the election of the City School Board as well as moving City Council elections from May to November have been filed with the Circuit Court. Mr. Erwin went on to say that it would require 10% of the City's registered voters to sign the petitions in order for the issues to end up on the ballot this November. Mr. Payne stated that the petition to change the City Council election from May to November did not reference if the election was to be held in odd or even years. Some Council Members commented that moving the council elections to November could detract from local issues and that if the elections were held during even years, or when the federal elections were held, that local issues would be second-class compared to nationwide issues. Mr. Erwin also noted that the School Board members would no longer be elected from each of the City's three school districts, that the nine members would be elected at large unless the City amended its charter. Some Council Members expressed concern that electing School Board members could have racial and social implications and politicize the school system. Council also argued that you would have no guarantee of balance at all and that you could have the potential of one city neighborhood controlling the school system. Following discussion, City Council asked that staff keep them informed and to notify them if these two signed petitions are filed with the Circuit Court.

// City Council discussed and approved a list of questions for candidates seeking to serve on the Lynchburg School Board. Two additional questions were added to the list, i.e., (1) What is your opinion regarding the School disciplinary policy and the 365 suspension policy? And (2) Why should we consider appointing you to the School Board?

// City Manger Kimball Payne presented City Council with detail sheets for projects that were requested for funding in FY2006 and deferred until FY2007 as well as corrections to other detail sheets that were included in the FY2006-2010 Proposed Capital Improvements Program (CIP) in addition to a Debt Service Capacity Analysis. Mr. Payne stated that staff has reviewed general obligation bond/debt service requirements for the CIP relative to the City's Debt Management Policy and found that staff will need to review the CIP during the next several months to determine its capacity to manage the volume of projects in the current pipeline as well as projects in the FY2006 CIP. Mr. Payne went on to say that there are not only funding challenges ahead but project management/staffing challenges as well. Mr. Payne also noted

that while staff understands that street repaving is a priority of City Council, bond resources are not readily available for this purpose and outlined several alternative funding scenarios for funding additional street paving. Mr. Payne asked that City Council go ahead and adopt the Proposed CIP in May and allow staff time to review the CIP during the next several months to determine its capacity to manage the volume of projects in the current pipeline as well as projects in the FY2006 CIP. In response to Council questioning, Mr. Payne advised that this information should be available for the July work session. Mr. Payne also explained that a debt capacity analysis would be done concurrent with the development of future CIPs. City Council agreed with Mr. Payne's recommendation.

// Mary Jane Russell, Director of Economic Development in addition to being the Project Manager for the Kemper Street Station Train Extension project provided an update regarding the Kemper Bike/Hike Trail. Ms. Russell explained that the project, which is fully funded via a grant from the Department of Rails and Public Transportation, is expected to be completed in October. Ms. Russell went on to say that the balance of the grant funds may be used for eligible additional improvements to Kemper Street Station and the surrounding site.

// City Manager Kimball Payne along with Traffic Engineer Gerry Harter provided an overview regarding information contained in the Central Virginia Transportation Plan – Year 2030, otherwise known as the Long Range Transportation Plan (LRTP). Mr. Payne explained that both the Metropolitan Planning Organization (MPO) and the Region 2000 Regional Commission were briefed on April 21 and that staff considered it appropriate to brief City Council on the plan as sometime before the end of the year the MPO will be expected to act on the plan as required by Federal and State regulations. Mr. Payne informed that the Region 2000 communities are within two separate transportation districts--Bedford is in the Salem District and the other localities are in the Lynchburg District. Mr. Payne went on to say that the Lynchburg District encompasses a ten county area and that Primary System funds allocated to the Lynchburg District, or the Salem District, must be shared across the district. Mr. Payne noted that the current Six-Year Plan (2006-2011) identifies \$15.7 million in primary road projects in Region 2000, i.e., the widening of Rt. 221 in Bedford County and the widening of Rt. 460 from Campbell Avenue to the new Route 29 Bypass. Mr. Payne also noted that the LRTP has identified \$398.8 million in projects from 2011 to 2030 with estimated resources of \$21 million. Mr. Payne stated that Lynchburg's Urban program is in a similar situation and that the current Six-Year Plan (2006-2011) shows \$53.2 million in projects, i.e., Phases 1 and 2 of the Crosstown Connector, and the Breezewood Drive extension, and the need for an additional \$12.2 million to fund them beyond 2011. He also noted that the LRTP identifies \$129.1 million in projects through 2030 with resources of \$18 million, and that when the \$12.2 million deficit in the Six-Year Plan is subtracted from the resources available after 2011, the remainder is \$6 million for the next 20 years. Council Member Gillette stated that he would like for the Lakeside Drive/Old Forest Road Interchange, which is in Phase 3 of the Crosstown Connector project, be moved ahead of Phase 2 and questioned whether only the major intersections in Phase 2 could to be done. City Manager Payne stated that he would check and see what could be done with regard to his request.

// Council Member Helgeson left the meeting at 3:55 p.m. during the presentation regarding the Long Range Transportation Plan and prior to roll call. During roll call, and in response to Council Member Gillette's inquiry, Director of Parks and Recreation Kay Frazier stated that there has been concern regarding overuse of the City's athletic fields, including the football field at the City Stadium, and that she is developing policies and procedures regarding usage of all City athletic fields. Ms. Frazier went on to say that she should have a draft policy towards the end of the Summer. Council Member Seiffert inquired regarding the policy for the installation of speed tables on City streets. Vice Mayor Foster stated that she would still like for City Council to tour the "Lynchburg Grows" greenhouses located on the Schenkel property adjacent to the Lynchburg City Stadium. Mayor Hutcherson mentioned that City volunteers are being recognized and honored during the baseball game at the City Stadium on May 5 and invited all Council members to attend. Mayor Hutcherson asked the City Manager if he was aware of an unfunded mandate that the House of Representatives pass to require local governments to pay the cost of cleaning up polluted local drinking water supplies. Mr. Payne stated he was not aware of the mandate and that he would have staff check into the matter.

// The meeting was adjourned at 4:35 p.m.

Clerk of Council